

**Village of Salado
Salado Municipal Building
301 N. Stagecoach
Salado, Texas
Minutes of Special Joint Meeting of the
Board of Aldermen and the
Salado Minimum Lot Size Task Force
June 4, 2019 at 6:00 p.m.**

The Special Joint Board of Aldermen and Salado Minimum Lot Size Task Force meeting was called to order at 6:05 p.m.

Board Members Present: Mayor Skip Blancett, Mayor Pro-tem Frank Coachman (arrived at 6:50 p.m.), and Aldermen Michael Coggin, John Cole, and Amber Preston Dankert were present.

Minimum Lot Size Task Force Members Present: Chair Jay Ritch, Members Jim Lassiter, Don Krause, and Frank Wallace. Melanie Kirchmeier was absent.

Staff Present: Village Administrator Don Ferguson

Workshop

Discuss and consider issues relating to the possible modification of the minimum lot size requirements for future development within the Village of Salado and its ETJ.

Discussion among Board of Aldermen/Task Force members/Village Administrator Ferguson included:

- Scope of initial task force meetings
- Consideration of additional issues such as lot configuration, setbacks, minimum lot width/depth, and garage placement
- Encouraging developments with a combination or mix of lot sizes allowing more flexibility for developers
- Importance of community input and feedback
- Scope of the Village's authority in its ETJ
- Lot size limitations imposed by availability of centralized wastewater service (whether through the Village of Salado or a Municipal Utility District)
- Lot size regulation in accordance with zoning district designation
- Maintaining the look of Salado
- Incentivizing green space/park land
- Grandfathering of existing platted properties
- Direction from Board of Aldermen to the Minimum Lot Size Task Force on scope and prioritization of tasks (for example, focusing on single family residential lot size within Village limits and its ETJ)
- Analyses of data acreage of properties inside the Village reflecting that 169 of 860 properties (or approximately 20 percent) are less than .2 acres

- Data sets that show a fairly even blend of lot sizes ranging from .2 acres to 1 acre
- “Cluster” pattern showing pockets of different lot sizes
- Argument that pockets or clusters of small lot-sized properties do not pay their fair share for provision of services such as roads
- ETJ development subject to Bell County/Village of Salado subdivision regulations
- Joint Bell County/Village of Salado review process for ETJ subdivisions
- Existing half-acre minimum lot size requirement
- Consideration of minimum lot width/depth requirements (lot configuration), along with overall lot size
- Scope of task force work to focus on providing recommendation(s) to the Board of Aldermen on single family residential properties, including a list of considerations relevant for properties inside the Village and within its ETJ
- Most effective ways to gather public input
- Joint workshop of the Minimum Lot Size Task Force and Planning & Zoning Commission to be held prior to public input meeting
- Timeframes for meeting schedule and associated scheduling issues

Closing remarks were very positive about the Task Force’s serious commitment to its duties and expected high standards for its work product.

Adjournment

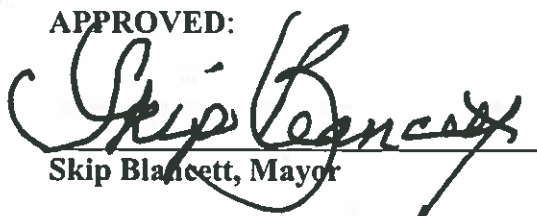
The meeting was adjourned at 7:00 p.m.

Recorded by:

Don Ferguson

These minutes approved on the 20th of June, 2019.

APPROVED:


Skip Blawett, Mayor

ATTEST:


Cara McPartland, City Secretary

